HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: April 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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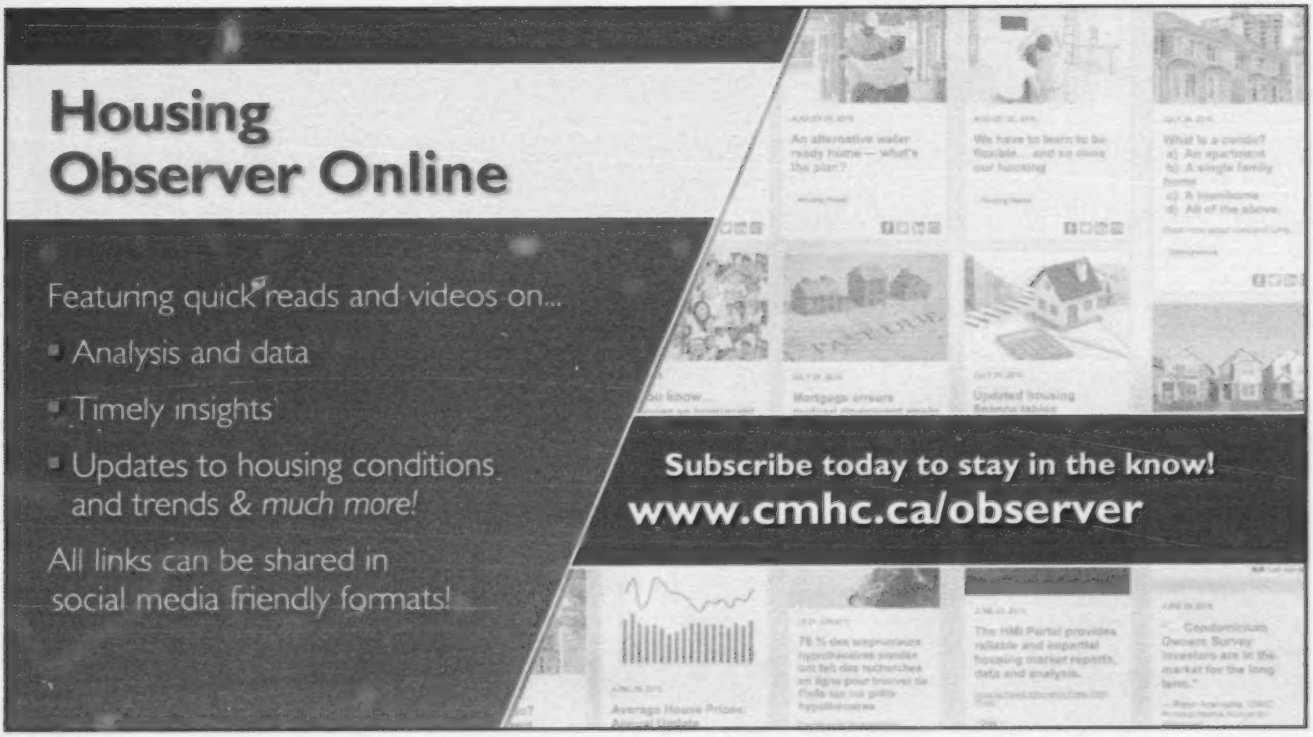
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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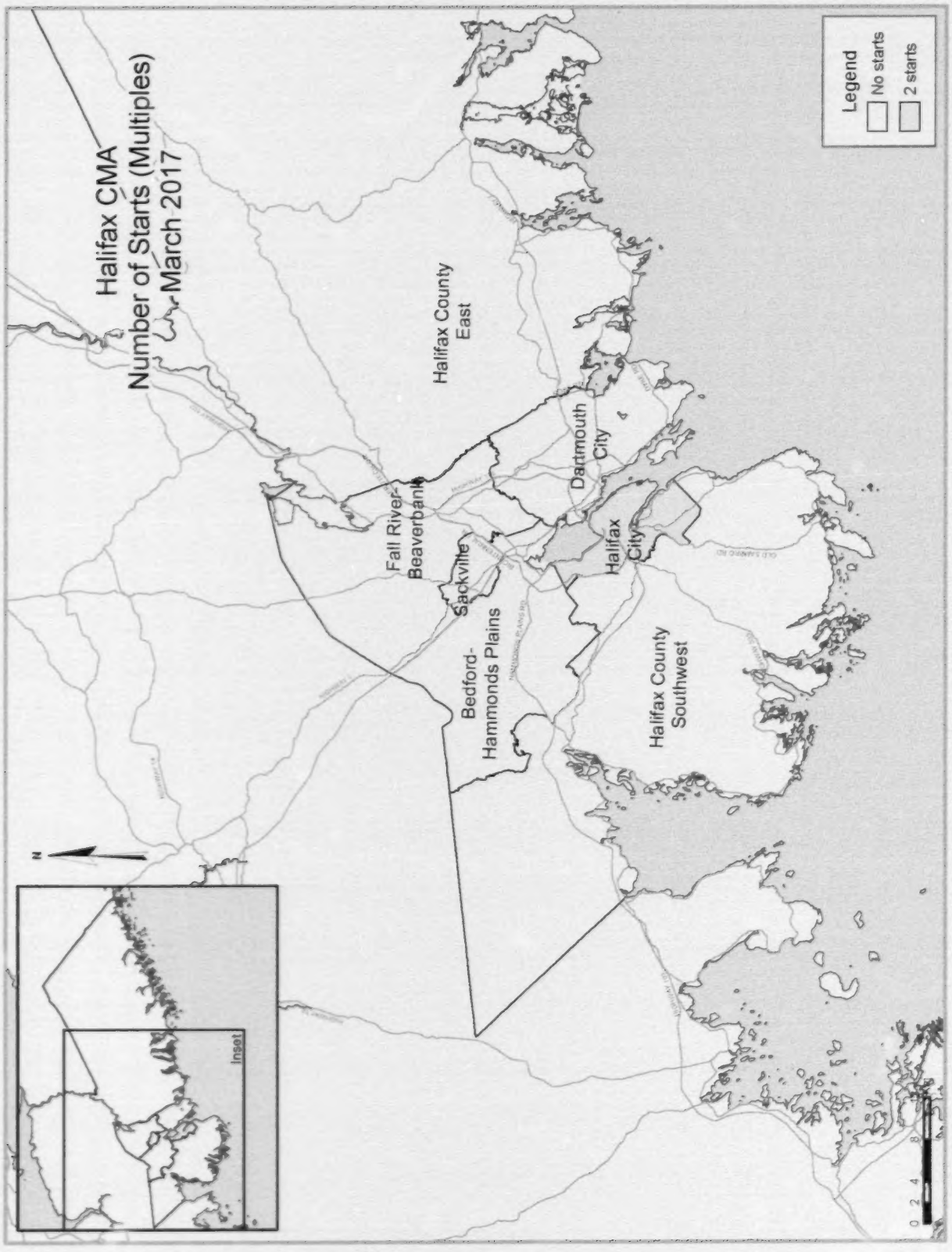
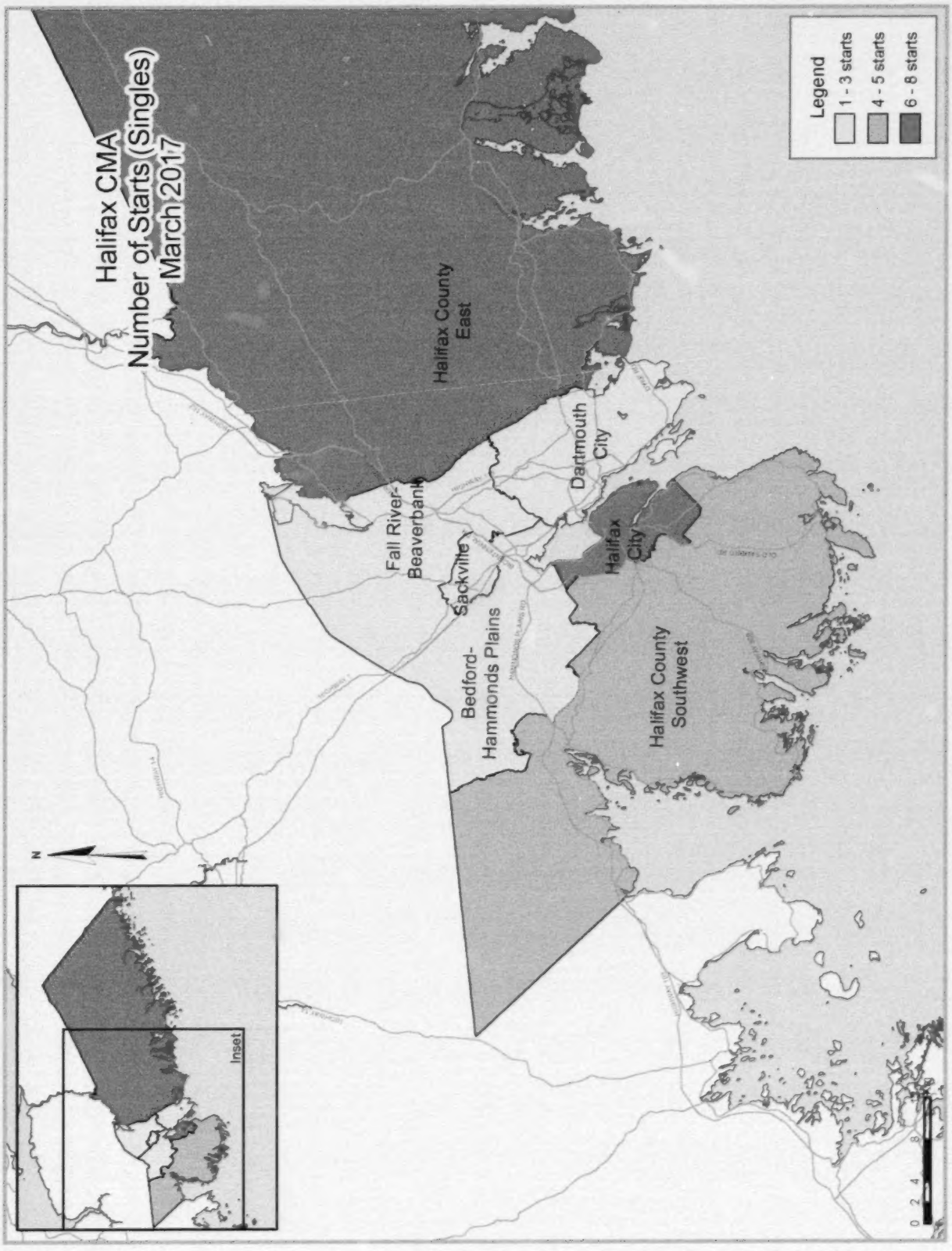
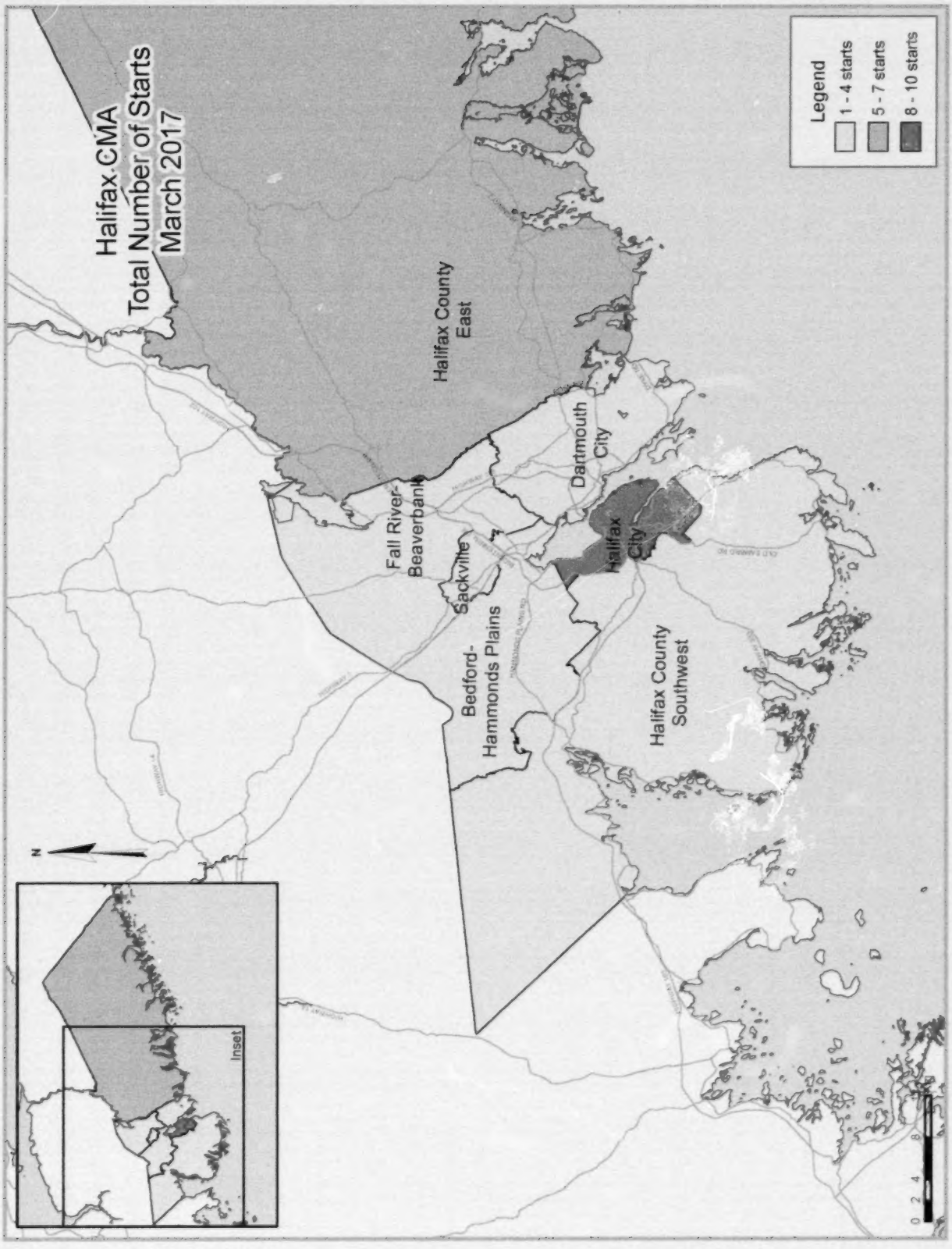
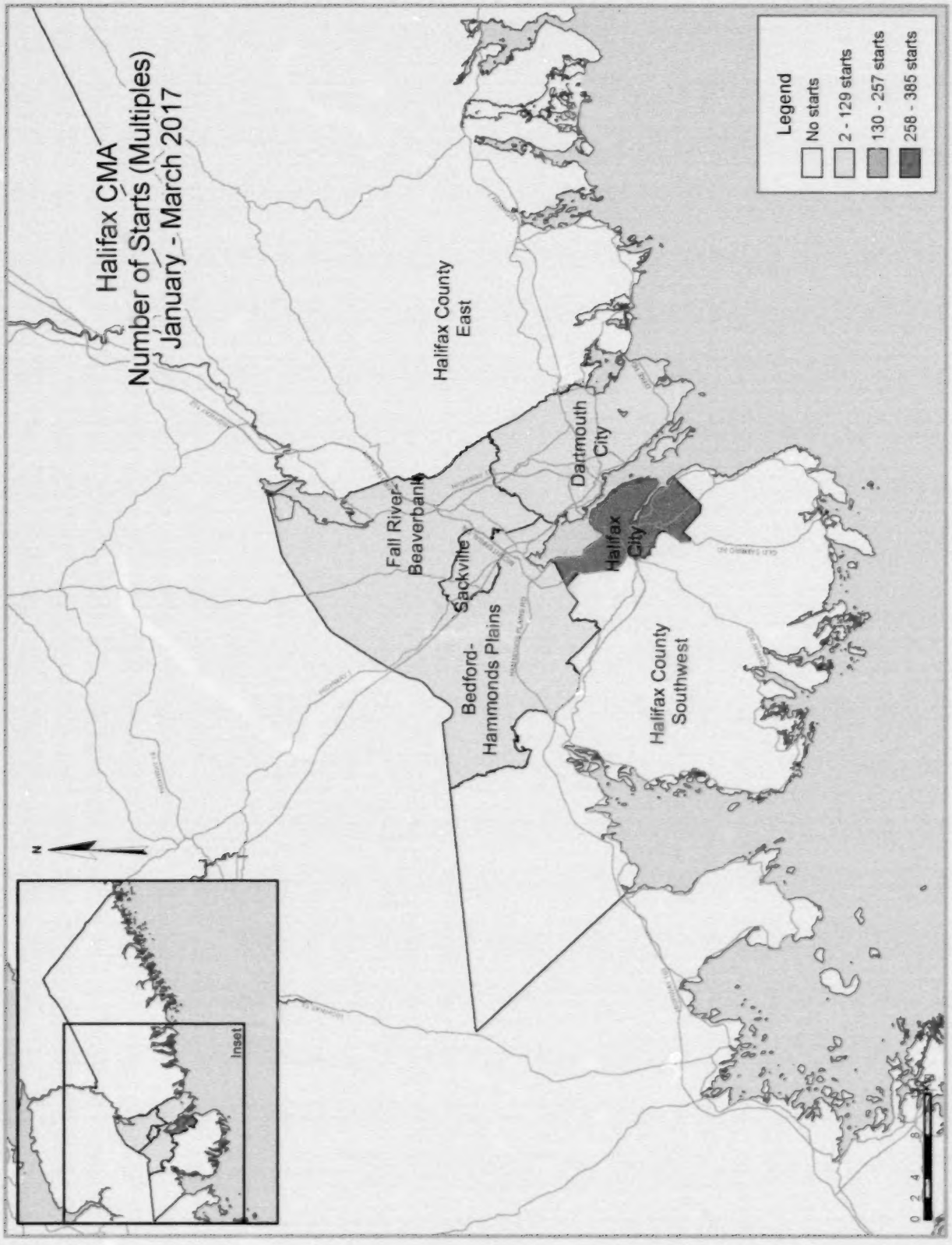
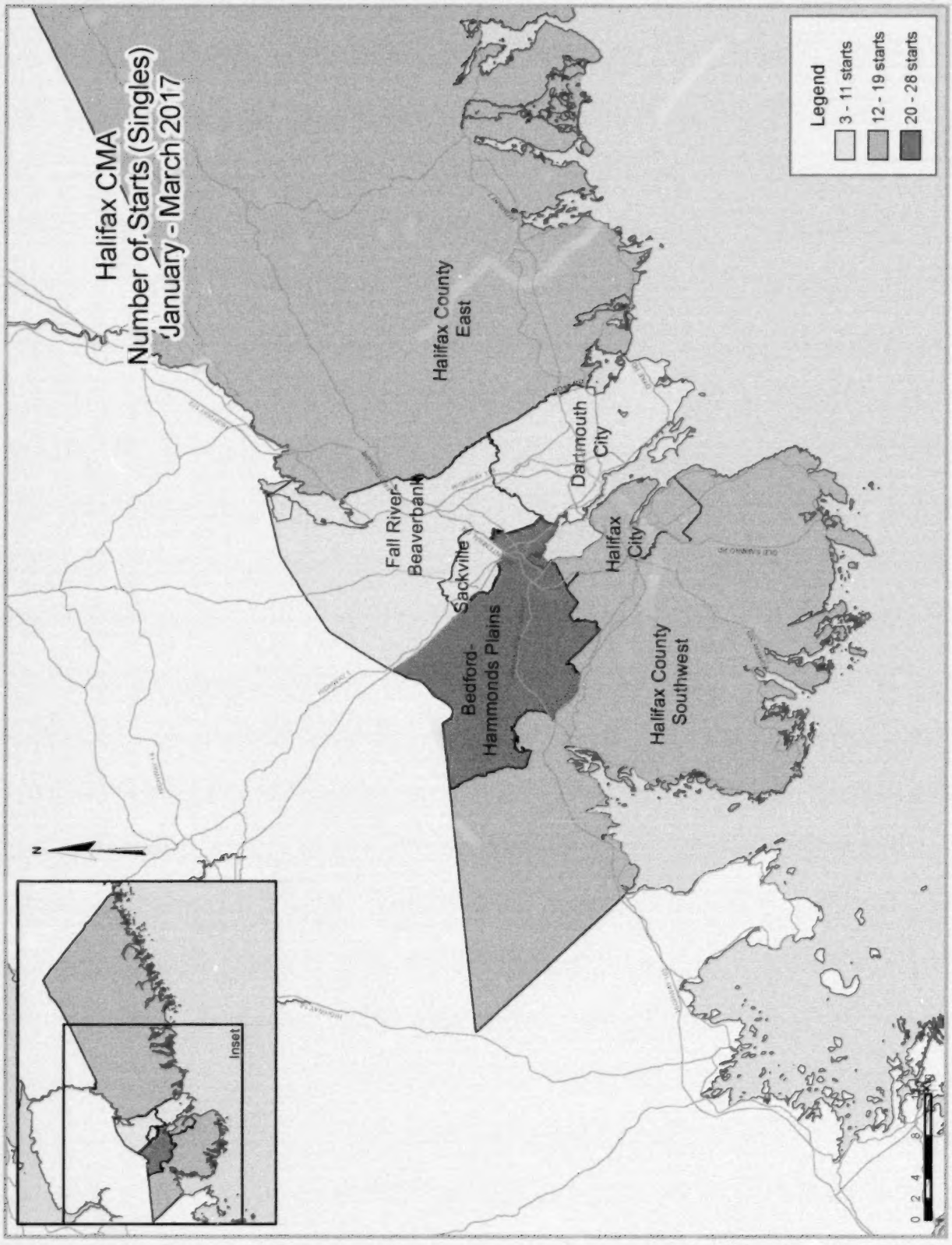
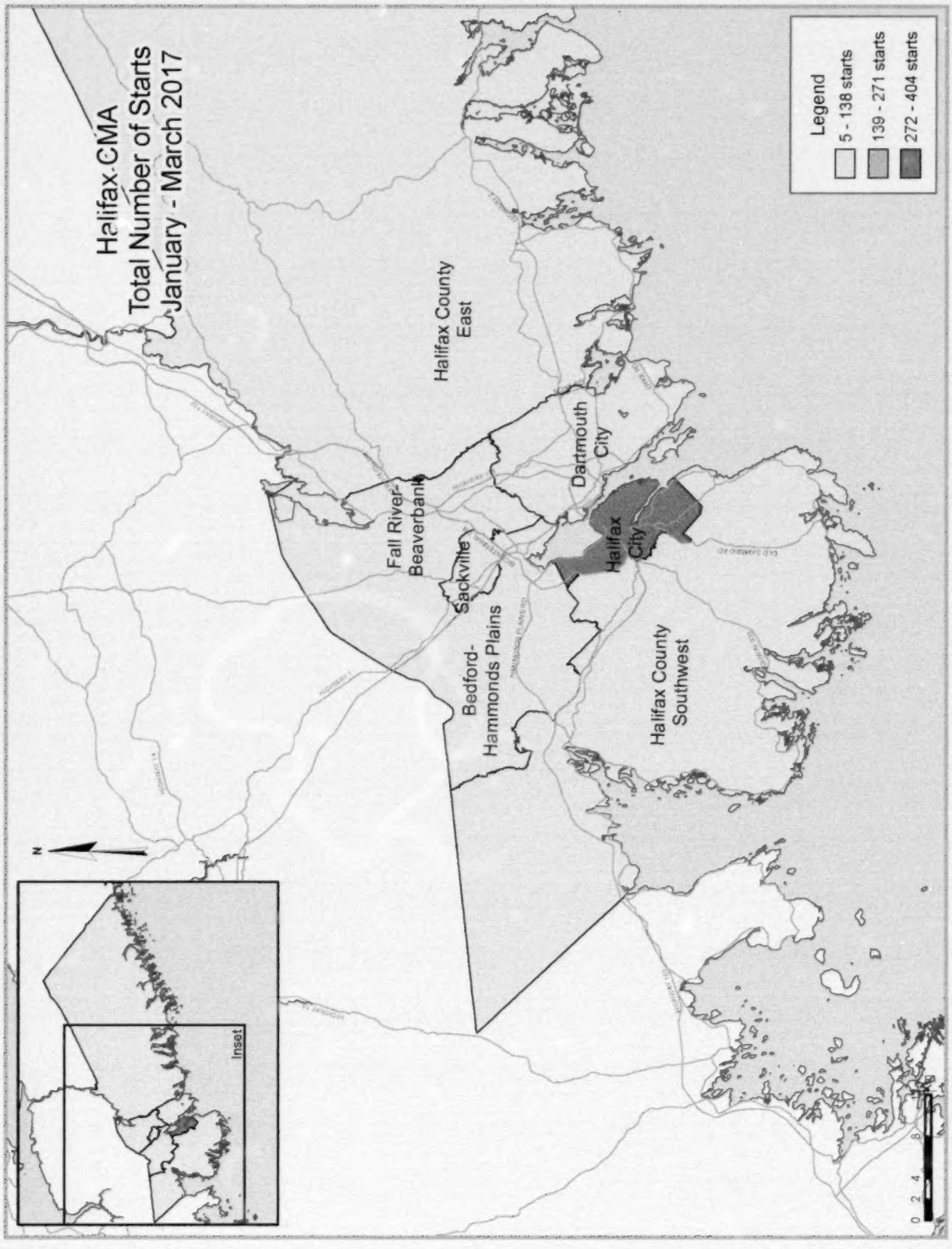

Halifax CMA
Number of Starts (Multiples)
March 2017
Legend
No starts
2 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
March 2017
Legend
1 - 3 starts
4 - 5 starts
6 - 8 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
March 2017
Legend
1 - 4 starts
5 - 7 starts
8 - 10 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - March 2017
Legend
No starts
2 - 129 starts
130 - 257 starts
258 - 385 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - March 2017
Legend
3 - 11 starts
12 - 19 starts
20 - 28 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - March 2017
Legend
5 - 138 starts
139 - 271 starts
272 - 404 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2017		
Halifax CMA[1]	February 2017	March 2017
Trend[2]	3,017	2,363
SAAR	3,960	456
	March 2016	March 2017
Actual		
March - Single-Detached	32	26
March - Multiples	18	2
March - Total	50	28
January to March - Single-Detached	70	88
January to March - Multiples	287	406
January to March - Total	357	494

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2017	24	2	0	0	0	0	2	0	28
March 2016	26	0	14	0	0	0	10	0	50
% Change	-7.7	n/a	-100.0	n/a	n/a	n/a	-80.0	n/a	-44.0
Year-to-date 2017	76	6	22	0	0	0	15	375	494
Year-to-date 2016	64	10	30	0	0	0	10	243	357
% Change	18.8	-40.0	-26.7	n/a	n/a	n/a	50.0	54.3	38.4
UNDER CONSTRUCTION									
March 2017	320	112	92	0	0	407	11	2,783	3,737
March 2016	262	56	98	0	0	544	23	2,519	3,593
% Change	22.1	100.0	-6.1	n/a	n/a	-25.2	-52.2	10.5	4.0
COMPLETIONS									
March 2017	53	16	3	1	0	0	10	222	305
March 2016	59	8	4	0	0	0	11	14	96
% Change	-10.2	100.0	-25.0	n/a	n/a	n/a	-9.1	**	**
Year-to-date 2017	135	32	16	1	16	71	35	244	550
Year-to-date 2016	104	20	35	0	0	0	22	105	286
% Change	29.8	60.0	-54.3	n/a	n/a	n/a	59.1	132.4	92.3
COMPLETED & NOT ABSORBED									
March 2017	68	19	20	1	5	73	n/a	n/a	186
March 2016	75	11	21	0	2	53	n/a	n/a	162
% Change	-9.3	72.7	-4.8	n/a	150.0	37.7	n/a	n/a	14.8
ABSORBED									
March 2017	53	4	4	0	4	2	n/a	n/a	67
March 2016	60	8	9	0	0	0	n/a	n/a	77
% Change	-11.7	-50.0	-55.6	n/a	n/a	n/a	n/a	n/a	-13.0
Year-to-date 2017	134	21	18	0	11	49	n/a	n/a	233
Year-to-date 2016	108	19	40	1	1	0	n/a	n/a	169
% Change	24.1	10.5	-55.0	-100.0	**	n/a	n/a	n/a	37.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
March 2017	8	2	0	0	0	0	0	0	10
March 2016	3	0	0	0	0	0	0	0	3
Dartmouth City									
March 2017	1	0	0	0	0	0	0	0	1
March 2016	1	0	0	0	0	0	1	0	2
Bedford-Hammonds Plains									
March 2017	2	0	0	0	0	0	0	0	2
March 2016	11	0	10	0	0	0	5	0	26
Sackville									
March 2017	1	0	0	0	0	0	2	0	3
March 2016	0	0	4	0	0	0	0	0	4
Fall River - Beaverbank									
March 2017	1	0	0	0	0	0	0	0	1
March 2016	4	0	0	0	0	0	4	0	8
Halifax County East									
March 2017	7	0	0	0	0	0	0	0	7
March 2016	6	0	0	0	0	0	0	0	6
Halifax County Southwest									
March 2017	4	0	0	0	0	0	0	0	4
March 2016	1	0	0	0	0	0	0	0	1
Halifax CMA									
March 2017	24	2	0	0	0	0	2	0	28
March 2016	26	0	14	0	0	0	10	0	50

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
March 2017	71	60	25	0	0	407	4	2,329	2,896
March 2016	37	24	26	0	0	434	4	1,741	2,266
Dartmouth City									
March 2017	18	26	7	0	0	0	0	60	111
March 2016	28	8	22	0	0	110	2	222	404
Bedford-Hammonds Plains									
March 2017	103	8	43	0	0	0	4	195	353
March 2016	69	4	26	0	0	0	7	163	336
Sackville									
March 2017	4	12	3	0	0	0	3	199	221
March 2016	11	2	19	0	0	0	0	311	343
Fall River - Beaverbank									
March 2017	30	4	3	0	0	0	0	0	37
March 2016	33	10	0	0	0	0	9	2	54
Halifax County East									
March 2017	39	0	6	0	0	0	0	0	57
March 2016	39	4	0	0	0	0	0	0	55
Halifax County Southwest									
March 2017	55	2	5	0	0	0	0	0	62
March 2016	45	4	5	0	0	0	1	80	135
Halifax CMA									
March 2017	320	112	92	0	0	407	11	2,783	3,737
March 2016	262	56	98	0	0	544	23	2,519	3,593

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
March 2017	6	4	0	0	0	0	0	155	165
March 2016	4	2	0	0	0	0	0	0	6
Dartmouth City									
March 2017	4	10	0	0	0	0	0	0	14
March 2016	5	2	0	0	0	0	1	12	20
Bedford-Hammonds Plains									
March 2017	9	0	3	0	0	0	1	67	80
March 2016	4	4	0	0	0	0	2	0	10
Sackville									
March 2017	1	0	0	0	0	0	2	0	3
March 2016	2	0	4	0	0	0	0	0	6
Fall River - Beaverbank									
March 2017	2	0	0	0	0	0	4	0	6
March 2016	7	0	0	0	0	0	8	1	16
Halifax County East									
March 2017	16	2	0	0	0	0	3	0	21
March 2016	21	0	0	0	0	0	0	1	22
Halifax County Southwest									
March 2017	15	0	0	1	0	0	0	0	16
March 2016	16	0	0	0	0	0	0	0	16
Halifax CMA									
March 2017	53	16	3	1	0	0	10	222	305
March 2016	59	8	4	0	0	0	11	14	96

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
March 2017	17	5	10	0	0	0	n/a	n/a	32
March 2016	11	3	8	0	0	51	n/a	n/a	73
Dartmouth City									
March 2017	13	9	5	0	5	71	n/a	n/a	103
March 2016	11	0	2	0	0	0	n/a	n/a	13
Bedford-Hammonds Plains									
March 2017	12	0	3	0	0	0	n/a	n/a	15
March 2016	19	0	1	0	0	0	n/a	n/a	20
Sackville									
March 2017	3	1	2	0	0	2	n/a	n/a	8
March 2016	7	3	6	0	0	2	n/a	n/a	18
Fall River - Beaverbank									
March 2017	8	3	0	0	0	0	n/a	n/a	11
March 2016	13	5	0	0	0	0	n/a	n/a	18
Halifax County East									
March 2017	6	1	0	0	0	0	n/a	n/a	7
March 2016	8	0	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
March 2017	9	0	0	1	0	0	n/a	n/a	10
March 2016	6	0	4	0	2	0	n/a	n/a	12
Halifax CMA									
March 2017	68	19	20	1	5	73	n/a	n/a	186
March 2016	75	11	21	0	2	53	n/a	n/a	162

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
March 2017	6	2	1	0	0	2	n/a	n/a	11
March 2016	5	2	5	0	0	0	n/a	n/a	12
Dartmouth City									
March 2017	4	1	0	0	4	0	n/a	n/a	9
March 2016	4	2	0	0	0	0	n/a	n/a	6
Bedford-Hammonds Plains									
March 2017	7	0	2	0	0	0	n/a	n/a	9
March 2016	2	4	0	0	0	0	n/a	n/a	6
Sackville									
March 2017	1	0	0	0	0	0	n/a	n/a	1
March 2016	3	0	4	0	0	0	n/a	n/a	7
Fall River - Beaverbank									
March 2017	3	0	0	0	0	0	n/a	n/a	3
March 2016	7	0	0	0	0	0	n/a	n/a	7
Halifax County East									
March 2017	16	1	0	0	0	0	n/a	n/a	17
March 2016	22	0	0	0	0	0	n/a	n/a	22
Halifax County Southwest									
March 2017	16	0	1	0	0	0	n/a	n/a	17
March 2016	17	0	0	0	0	0	n/a	n/a	17
Halifax CMA									
March 2017	53	4	4	0	4	2	n/a	n/a	67
March 2016	60	8	9	0	0	0	n/a	n/a	77

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Halifax City	8	3	2	0	0	0	0	0	10	3	**
Dartmouth City	1	2	0	0	0	0	0	0	1	2	-50.0
Bedford-Hammonds Plains	2	16	0	0	0	10	0	0	2	26	-92.3
Sackville	3	0	0	0	0	4	0	0	3	4	-25.0
Fall River - Beaverbank	1	4	0	0	0	4	0	0	1	8	-87.5
Halifax County East	7	6	0	0	0	0	0	0	7	6	16.7
Halifax County Southwest	4	1	0	0	0	0	0	0	4	1	**
Halifax CMA	26	32	2	0	0	18	0	0	28	50	-44.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	19	9	2	8	8	0	375	242	404	259	56.0
Dartmouth City	3	4	2	0	0	16	0	0	5	20	-75.0
Bedford-Hammonds Plains	28	29	0	2	14	10	0	0	42	41	2.4
Sackville	3	0	0	0	3	4	0	0	6	4	50.0
Fall River - Beaverbank	10	7	2	0	0	4	0	1	12	12	0.0
Halifax County East	13	10	0	0	0	0	0	0	13	10	30.0
Halifax County Southwest	12	11	0	0	0	0	0	0	12	11	9.1
Halifax CMA	88	70	6	10	25	34	375	243	494	357	38.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	10	0	0	0	0	0	0
Sackville	0	4	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	14	0	4	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	8	0	0	0	0	0	375	242
Dartmouth City	0	16	0	0	0	0	0	0
Bedford-Hammonds Plains	14	10	0	0	0	0	0	0
Sackville	0	4	3	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	22	30	3	4	0	0	375	243

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Halifax City	10	3	0	0	0	0	10	3
Dartmouth City	1	1	0	0	0	1	1	2
Bedford-Hammonds Plains	2	21	0	0	0	5	2	26
Sackville	1	4	0	0	2	0	3	4
Fall River - Beaverbank	1	4	0	0	0	4	1	8
Halifax County East	7	6	0	0	0	0	7	6
Halifax County Southwest	4	1	0	0	0	0	4	1
Halifax CMA	26	40	0	0	2	10	28	50

Table 2.5: Starts by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	29	17	0	0	375	242	404	259
Dartmouth City	4	19	0	0	1	1	5	20
Bedford-Hammonds Plains	37	36	0	0	5	5	42	41
Sackville	1	4	0	0	5	0	6	4
Fall River - Beaverbank	10	7	0	0	2	5	12	12
Halifax County East	13	10	0	0	0	0	13	10
Halifax County Southwest	10	11	0	0	2	0	12	11
Halifax CMA	104	104	0	0	390	253	494	357

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	% Change
Halifax City	6	4	4	2	0	0	155	0	165	6	**
Dartmouth City	4	6	10	2	0	0	0	12	14	20	-30.0
Bedford-Hammonds Plains	10	6	0	4	3	0	67	0	80	10	**
Sackville	3	2	0	0	0	4	0	0	3	6	-50.0
Fall River - Beaverbank	2	7	0	0	4	8	0	1	6	16	-62.5
Halifax County East	16	21	2	0	3	0	0	1	21	22	-4.5
Halifax County Southwest	16	16	0	0	0	0	0	0	16	16	0.0
Halifax CMA	57	62	16	8	10	12	222	14	305	96	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	23	12	12	4	14	15	155	90	204	121	68.6
Dartmouth City	10	10	10	4	19	0	71	12	110	26	**
Bedford-Hammonds Plains	38	10	0	4	7	0	89	0	134	14	**
Sackville	6	6	0	0	0	20	0	0	6	26	-76.9
Fall River - Beaverbank	14	18	6	4	12	16	0	2	32	40	-20.0
Halifax County East	26	27	4	4	3	0	0	1	33	32	3.1
Halifax County Southwest	31	27	0	0	0	0	0	0	31	27	14.8
Halifax CMA	148	110	32	20	55	51	315	105	550	286	92.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Halifax City	0	0	0	0	0	0	155	0
Dartmouth City	0	0	0	0	0	0	0	12
Bedford-Hammonds Plains	3	0	0	0	0	0	67	0
Sackville	0	4	0	0	0	0	0	0
Fall River - Beaverbank	0	0	4	8	0	0	0	1
Halifax County East	0	0	3	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	3	4	7	8	0	0	222	14

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	10	15	4	0	0	0	155	90
Dartmouth City	19	0	0	0	71	0	0	12
Bedford-Hammonds Plains	3	0	4	0	0	0	89	0
Sackville	0	20	0	0	0	0	0	0
Fall River - Beaverbank	0	0	12	16	0	0	0	2
Halifax County East	0	0	3	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	32	35	23	16	71	0	244	105

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016	March 2017	March 2016
Halifax City	10	6	0	0	155	0	165	6
Dartmouth City	14	7	0	0	0	13	14	20
Bedford-Hammonds Plains	12	8	0	0	68	2	80	10
Sackville	1	6	0	0	2	0	3	6
Fall River - Beaverbank	2	7	0	0	4	9	6	16
Halifax County East	18	21	0	0	3	1	21	22
Halifax County Southwest	15	16	1	0	0	0	16	16
Halifax CMA	72	71	1	0	232	25	305	96

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	45	31	0	0	159	90	204	121
Dartmouth City	22	12	87	0	1	14	110	26
Bedford-Hammonds Plains	36	10	0	0	98	4	134	14
Sackville	4	26	0	0	2	0	6	26
Fall River - Beaverbank	18	22	0	0	14	18	32	40
Halifax County East	30	31	0	0	3	1	33	32
Halifax County Southwest	28	27	1	0	2	0	31	27
Halifax CMA	183	159	88	0	279	127	550	286

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
March 2017	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
March 2016	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	-	-
Year-to-date 2017	2	9.1	3	13.6	5	22.7	2	9.1	10	45.5	22	-	-
Year-to-date 2016	0	0.0	3	20.0	1	6.7	7	46.7	4	26.7	15	-	-
Dartmouth City													
March 2017	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	-	-
March 2016	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	-	-
Year-to-date 2017	4	40.0	2	20.0	2	20.0	0	0.0	2	20.0	10	-	-
Year-to-date 2016	1	16.7	3	50.0	0	0.0	1	16.7	1	16.7	6	-	-
Bedford-Hammonds Plains													
March 2017	1	14.3	0	0.0	1	14.3	1	14.3	4	57.1	7	-	-
March 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	3.4	1	3.4	3	10.3	11	37.9	13	44.8	29	-	-
Year-to-date 2016	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	-	-
Sackville													
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2016	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2017	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	0	0.0	4	44.4	0	0.0	4	44.4	1	11.1	9	-	542,450
Fall River - Beaverbank													
March 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
March 2016	2	28.6	2	28.6	2	28.6	0	0.0	1	14.3	7	-	-
Year-to-date 2017	3	23.1	4	30.8	1	7.7	4	30.8	1	7.7	13	-	293,975
Year-to-date 2016	4	22.2	7	38.9	3	16.7	1	5.6	3	16.7	18	-	425,400
Halifax County East													
March 2017	8	50.0	3	18.8	3	18.8	1	6.3	1	6.3	16	-	330,960
March 2016	10	45.5	8	36.4	1	4.5	1	4.5	2	9.1	22	-	284,638
Year-to-date 2017	14	51.9	8	29.6	3	11.1	1	3.7	1	3.7	27	-	325,511
Year-to-date 2016	12	41.4	11	37.9	2	6.9	2	6.9	2	6.9	29	-	284,638
Halifax County Southwest													
March 2017	0	0.0	8	50.0	5	31.3	2	12.5	1	6.3	16	-	424,200
March 2016	4	23.5	5	29.4	3	17.6	1	5.9	4	23.5	17	-	447,411
Year-to-date 2017	0	0.0	11	36.7	8	26.7	7	23.3	4	13.3	30	-	424,200
Year-to-date 2016	5	17.9	10	35.7	4	14.3	4	14.3	5	17.9	28	-	447,411
Halifax CMA													
March 2017	11	20.8	12	22.6	11	20.8	7	13.2	12	22.6	53	-	466,162
March 2016	17	28.3	21	35.0	7	11.7	6	10.0	9	15.0	60	-	386,747
Year-to-date 2017	25	18.7	29	21.6	22	16.4	26	19.4	32	23.9	134	-	503,586
Year-to-date 2016	22	20.2	40	36.7	11	10.1	19	17.4	17	15.6	109	-	415,041

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2017						
Submarket	March 2017	March 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	-	-	n/a	-	542,450	n/a
Fall River - Beaverbank	-	-	n/a	293,975	425,400	-30.9
Halifax County East	330,960	284,638	16.3	325,511	284,638	14.4
Halifax County Southwest	424,200	447,411	-5.2	424,200	447,411	-5.2
Halifax CMA	466,162	386,747	20.5	503,586	415,041	21.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	March 2017				March 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	120	348,884	95	790	119	331,241	93	813	0.8	5.3	2.2	-2.8
Dartmouth City	104	248,046	110	688	103	233,395	92	746	1.0	6.3	19.6	-7.8
Bedford-Hammonds Plains	50	428,395	138	469	61	364,758	101	545	-18.0	17.4	36.6	-13.9
Sackville	29	214,631	99	195	31	180,996	90	271	-6.5	18.6	10.0	-28.0
Halifax County Southwest	45	262,824	75	315	39	268,919	72	386	15.4	-2.3	4.2	-18.4
Halifax County East	30	230,397	120	201	24	206,409	132	280	25.0	11.6	-9.1	-28.2
Outside Halifax-Dartmouth Board	22	163,627	106	245	27	182,785	138	248	-18.5	-10.5	-23.2	-1.2
Fall River-Beaver Bank	24	303,069	122	298	23	335,100	87	359	4.3	-9.6	40.2	-17.0
Halifax CMA	424	294,621	106	3201	427	279,632	97	3648	-0.7	5.4	9.3	-12.3

Submarket	Year-to-date 2017				Year-to-date 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	254	339,793	97		290	324,150	116		-12.4	4.8	-16.4	
Dartmouth City	226	238,673	98		243	233,396	96		-7.0	2.3	2.1	
Bedford-Hammonds Plains	123	376,642	136		134	348,297	126		-8.2	8.1	7.9	
Sackville	79	199,256	102		92	190,984	103		-14.1	4.3	-1.0	
Halifax County Southwest	88	255,395	104		80	266,363	86		10.0	-4.1	20.9	
Halifax County East	69	230,974	123		55	182,320	123		25.5	26.7	0.0	
Outside Halifax-Dartmouth Board	56	184,348	100		60	187,472	124		-6.7	-1.7	-19.4	
Fall River-Beaver Bank	58	323,561	109		73	301,652	89		-20.5	7.3	22.5	
Halifax CMA	953	283,124	106	47%	1,027	272,217	108	36%	-7.2	4.0	-1.9	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
March 2017

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	98.9	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	98.9	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	98.9	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	98.9	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	99.0	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	99.0	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	99.3	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	99.3	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	99.3	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	99.8	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	100.0	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	100.0	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64	100.2	130.5	226	5.9	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.1	67.1	871
	March	561	3.14	4.64		130.7	225	6.5	67.3	878
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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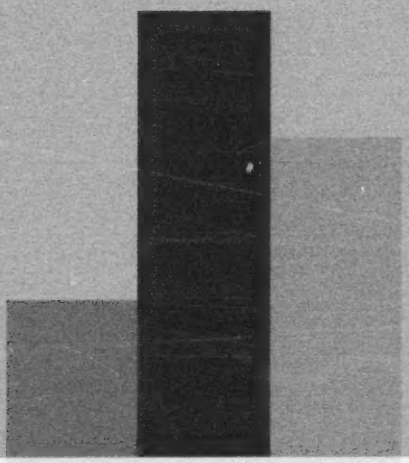

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